BOOK 9649 PG 456

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 45
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,619.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: May 2, 1997
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio LaKeith Thompson	Security Financial and Mortgage Corporation	MAP 63-16
(NAME)	(NAME)	
789 Jaywood Drive	12444 Powerscourt Dr., Suite 140	GROUP A
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	St. Louis, MO 63131	PARCEL 53CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald R. Powers and wife, Carolyn D. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio LaKeith Thompson and Tymekkia Clemmons, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 60, on the plan of Hampton Park (formerly Chitwood Downs), a planned unit development, of record in Plat Book 6900, Page 405, and amended in Book 6900, page 550, et seq, as corrected by Certificate of Correction in Book 7462, page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald R. Powers and wife, Carolyn D. Powers by deed from Ken Lokey Homes, Inc., of record in Book 7905, Page 597, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852; Book 7451, pge 739; Book 8336, page 393; and Book 8110, page 401, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Donald R. Powers and wife, Carolyn D. Powers, to William E. Brown, Trustee, for Security Financial and Mortgage Corporation, dated July 31, 1989, and filed for record in Book 7905, Page 600, Register's Office for said County, with an unpaid principal amount of approximately $ 82,619.72, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 789 Jaywood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of April, 19 95

Donald R. Powers

Carolyn D. Powers

BOOK 9649 PG 457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Powers and wife, Carolyn D. Powers

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 1995.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

53024

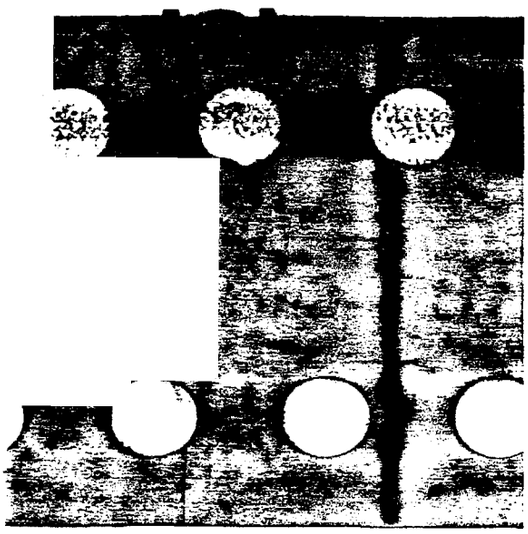
IDENTIFICATION REFERENCE

95 FEB 19 PM 1:11

REGISTER
DAVIDSON CO. TN.

RECD 0479 FEE 03CHECK

362.72



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

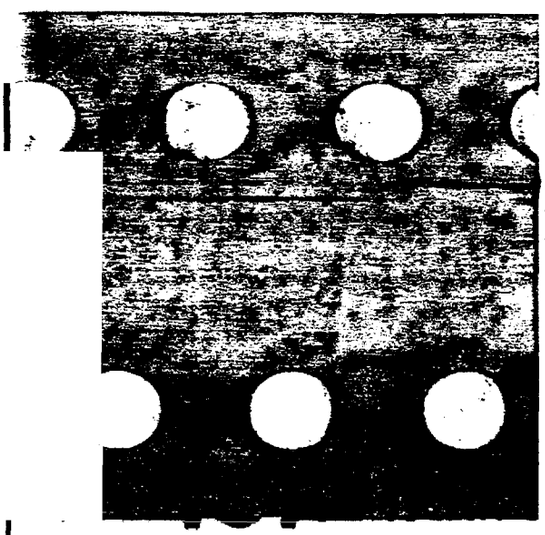
BOOK 9649 PG 458

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95619.72
CON TX	353.72
PRFEE	1.00
MDEED	8.00
TOTAL	362.72
CHECK	362.72

04/19/95 01 13:10 0001 2483



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53024
IDENTIF. & REFERENCE

95 APR 19 PM 1:11
REGISTER
DAVIDSON COUNTY, TN.

No. 901950